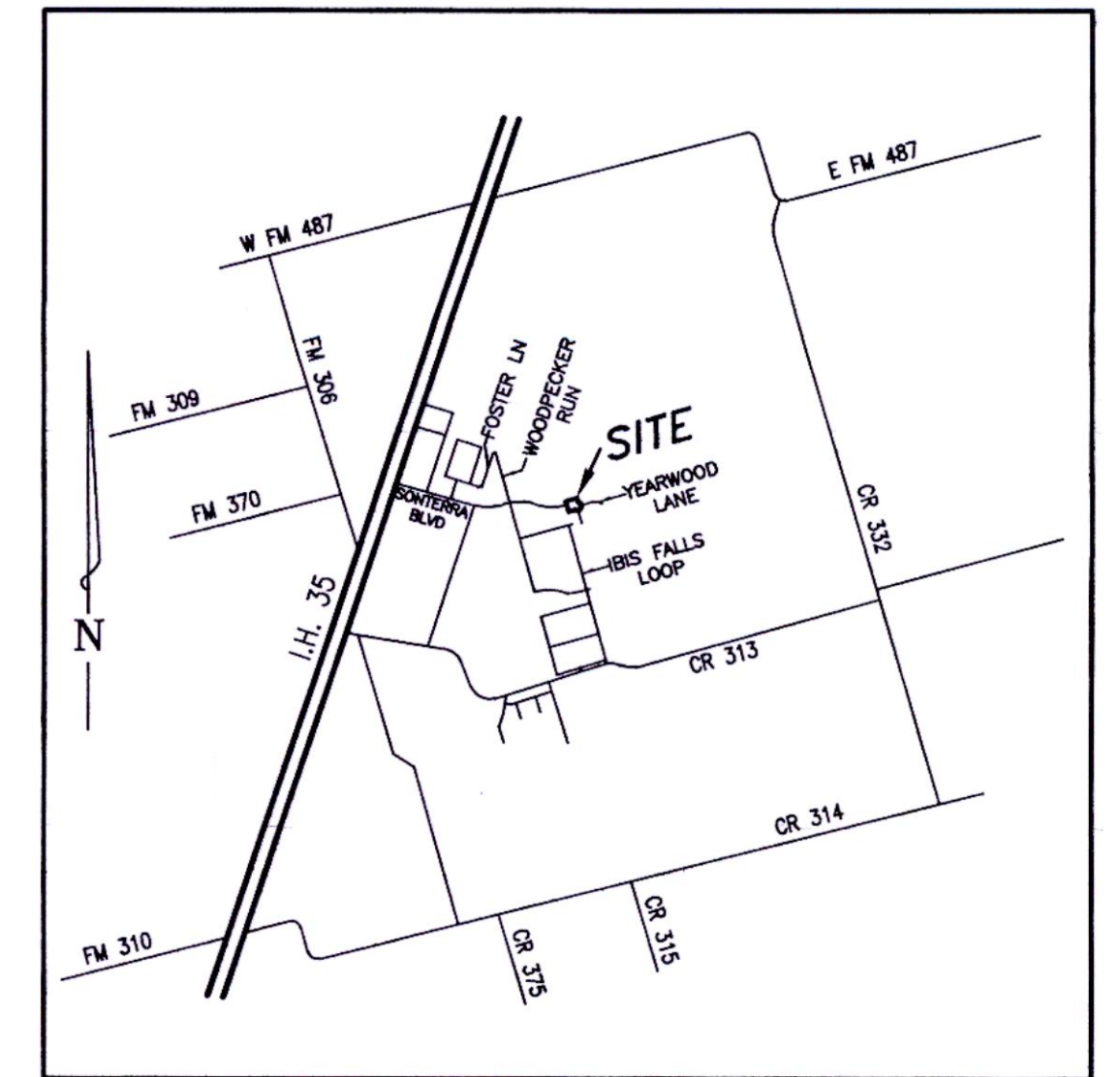
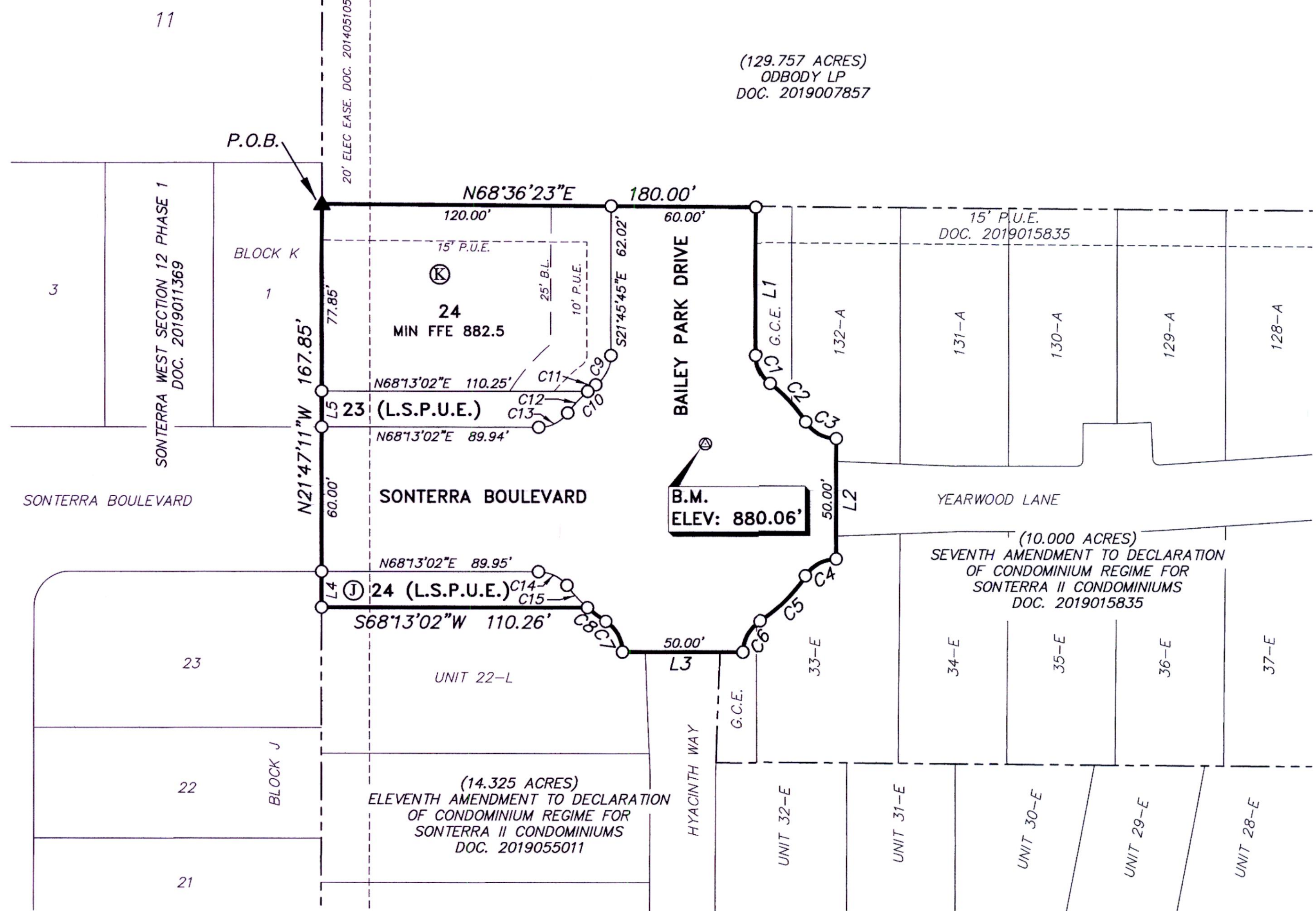


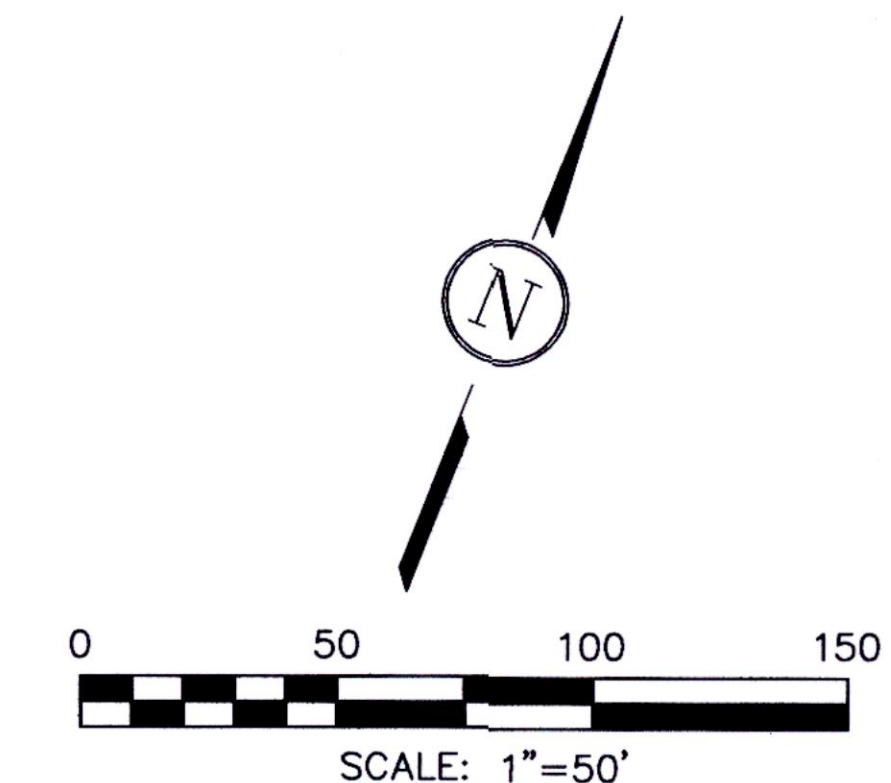
FINAL PLAT SONTERRA WEST SECTION 12 PHASE 3



LOCATION MAP
NOT TO SCALE



(129.757 ACRES)
ODBODY LP
DOC. 2019007857



BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE. DISTANCES ARE SURFACE. SURFACE TO GRID COMBINED SCALE FACTOR 0.9998800.

ELEVATIONS ARE NAVD88 (GEOID 12A)

- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND (UNLESS NOTED)
 - 1/2" STEEL PIN SET W/CAP MARKED 'LENZ & ASSOC.'
 - ⊙ PIPE FOUND
 - ⊙ 60d NAIL FOUND AT FENCE CORNER
 - △ COMPUTED POINT
 - ⊠ MAILBOX CLUSTER
 - F ⊙ SPINDLE FOUND
 - S ⊙ SPINDLE SET
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - F/CO METAL FENCE CORNER POST
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - S.D.E. SIGHT DISTANCE EASEMENT
 - B.L. BUILDING LINE
 - (BRG.-DIST.) RECORD CALL
 - Ⓜ BLOCK LABEL
 - R.O.W. RIGHT-OF-WAY
 - S.D.E. SIGHT DISTANCE EASEMENT
 - (L.S.P.U.E.) LANDSCAPE & P.U.E. LOT
 - FFE FINISHED FLOOR ELEVATION

SITE BENCHMARK - MAG NAIL SET WITH WASHER ON TOP OF CURB ON NORTH SIDE, INNER CURB OF ROUNDABOUT. ELEV. 880.06'

ELEVATIONS (NAVD88, GEOID 12A)

LEGAL DESCRIPTION:
0.773 ACRES OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS

OWNER:
SONWEST CO.
3939 BEE CAVES ROAD, SUITE C-100
AUSTIN, TEXAS 78746

ENGINEER:
MICHAEL S. FISHER, P.E.
PAPE-DAWSON ENGINEERS, INC.
FIRM No. 470
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 454-8711
FAX: (512) 459-8867

SURVEYOR:
TIMOTHY A. LENZ, R.P.L.S.
LENZ & ASSOCIATES, INC.
FIRM No. 100290-00
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
PH: (512) 443-1174
FAX: (512) 443-1550

SUBMITTAL DATE: JULY 17, 2019

STREET DATA				
STREET	LENGTH	R.O.W. WIDTH	P.VMT. WIDTH	DESIGN SPEED
SONTERRA BOULEVARD	214 L.F.	60'	40' F - F	30 MPH
BAILEY PARK DRIVE	186 L.F.	60'	40' F - F	30 MPH

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	53°07'48"	15.00'	13.91'	13.42'	S48°19'39"E
C2	20°53'14"	60.00'	21.87'	21.75'	S64°26'56"E
C3	57°46'39"	15.00'	15.13'	14.49'	S82°53'39"E
C4	57°46'09"	15.00'	15.12'	14.49'	S39°19'57"W
C5	25°33'30"	60.00'	26.76'	26.54'	S23°13'38"W
C6	57°46'09"	15.00'	15.12'	14.49'	S07°07'19"W
C7	57°46'09"	15.00'	15.12'	14.49'	N50°38'49"W
C8	9°10'32"	60.00'	9.59'	9.58'	N74°57'09"W
C9	54°45'05"	15.00'	14.33'	13.79'	S05°36'47"W
C10	15°52'44"	60.00'	16.63'	16.58'	S23°01'03"W
C11	4°09'47"	60.00'	4.36'	4.36'	S28°52'31"W
C12	11°42'57"	60.00'	12.27'	12.25'	S20°56'09"W
C13	53°08'21"	15.00'	13.91'	13.42'	S41°38'51"W
C14	51°43'09"	15.00'	13.54'	13.08'	S85°55'24"E
C15	12°04'09"	60.00'	12.64'	12.62'	S64°20'19"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°45'45"E	61.63'
L2	S21°46'34"E	50.00'
L3	S68°14'15"W	50.00'
L4	N21°47'11"W	15.00'
L5	N21°47'11"W	15.00'

LAND USE SUMMARY:

RESIDENTIAL LOTS	1
LANDSCAPE LOTS	2
TOTAL LOTS	3

BUILDING SETBACKS:

FRONT STREET	25'
SIDE STREET	15'
REAR	25'
SIDE	5'

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

SURVEY # 2005-0363EEE F.B.

FINAL PLAT SONTERRA WEST SECTION 12 PHASE 3

FIELD NOTE DESCRIPTION

0.773 ACRES
ISAAC BUNKER SURVEY, A-54
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 0.773 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 21.195 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2019003224 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 0.773 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE 1/2 INCH DIAMETER WITH CAP MARKED LENZ & ASSOC. BEARINGS CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.

BEGINNING, AT A 60D NAIL FOUND AT A FENCE CORNER AT THE NORTHWEST CORNER OF THE SAID 21.195 ACRE SONWEST CO. TRACT, THE SAME BEING THE SOUTHWEST CORNER OF A 129.757 ACRE TRACT DESCRIBED IN A DEED TO ODBODY LP RECORDED IN DOCUMENT NUMBER 2019007857 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ON THE EAST LINE OF SONTERRA WEST SECTION 12, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2019011369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 68°36'23" E, A DISTANCE OF 180.00 FEET ALONG THE NORTH LINE OF THE SAID 21.195 ACRE SONWEST CO. TRACT AND SOUTH LINE OF THE 129.757 ACRE ODBODY LP TRACT TO A 1/2 INCH DIAMETER STEEL PIN SET AT THE NORTHERLY NORTHWEST CORNER OF THAT CERTAIN 10.000 ACRES DESCRIBED IN THE SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS RECORDED IN DOCUMENT NUMBER 2019015835 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, ALONG THE EAST AND SOUTH LINES OF THE REMAINDER OF THE SAID 21.195 ACRE SONWEST CO. TRACT, THE SAME BEING THE WEST LINE OF THE SAID 10.000 ACRES DESCRIBED IN THE SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS AND THE NORTH LINE OF THAT CERTAIN 14.325 ACRES DESCRIBED IN THE ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR SONTERRA II CONDOMINIUMS RECORDED IN DOCUMENT NUMBER 2019055011 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- 1) S 21°45'45" E, 61.63 FEET TO A STEEL PIN SET;
- 2) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°07'48", A RADIUS OF 15.00 FEET, AN ARC OF 13.91 FEET AND A CHORD BEARING AND DISTANCE OF S 48°19'39" E, 13.42 FEET TO A STEEL PIN SET;
- 3) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°53'14", A RADIUS OF 60.00 FEET, AN ARC OF 21.87 FEET AND A CHORD BEARING AND DISTANCE OF S 64°26'56" E, 21.75 FEET TO A STEEL PIN SET;
- 4) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°46'39", A RADIUS OF 15.00 FEET, AN ARC OF 15.13 FEET AND A CHORD BEARING AND DISTANCE OF S 82°53'39" E, 14.49 FEET TO A STEEL PIN SET;
- 5) S 21°46'34" E, 50.00 FEET TO A STEEL PIN SET;
- 6) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°46'09", A RADIUS OF 15.00 FEET, AN ARC OF 15.12 FEET AND A CHORD BEARING AND DISTANCE OF S 39°19'57" W, 14.49 FEET TO A STEEL PIN SET;
- 7) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°33'30", A RADIUS OF 60.00 FEET, AN ARC OF 26.76 FEET AND A CHORD BEARING AND DISTANCE OF S 23°13'38" W, 26.54 FEET TO A STEEL PIN SET;
- 8) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°46'09", A RADIUS OF 15.00 FEET, AN ARC OF 15.12 FEET AND A CHORD BEARING AND DISTANCE OF S 07°07'19" W, 14.49 FEET TO A STEEL PIN SET;
- 9) S 68°14'15" W, 50.00 FEET TO A STEEL PIN SET;
- 10) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°46'09", A RADIUS OF 15.00 FEET, AN ARC OF 15.12 FEET AND A CHORD BEARING AND DISTANCE OF N 50°38'49" W, 14.49 FEET TO A STEEL PIN SET;
- 11) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°10'32", A RADIUS OF 60.00 FEET, AN ARC OF 9.59 FEET AND A CHORD BEARING AND DISTANCE OF N 74°57'09" W, 9.58 FEET TO A STEEL PIN SET;
- 12) S 68°13'02" W, 110.26 FEET TO A STEEL PIN SET ON THE EAST LINE OF THE SAID SONTERRA WEST SECTION 12 PHASE 1 SUBDIVISION AT THE SOUTHWEST CORNER OF THE SAID REMAINDER OF THE 21.195 ACRE SONWEST CO. TRACT;

THENCE, N 21°47'11" W, A DISTANCE OF 167.85 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.773 ACRES OF LAND, MORE OR LESS.

NOTES:

- 1) IN ORDER TO PROMOTE POSITIVE DRAINAGE AWAY FROM A STRUCTURE, FINISHED FLOOR ELEVATIONS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 2) THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL.
- 3) A 10' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
- 4) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 5) THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- 6) THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- 7) BUILDING SETBACK LINES SHALL BE IN ACORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
- 8) CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR SONTERRA WEST SUBDIVISION AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 9) DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 10) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- 11) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- 12) THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 13) WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.
- 14) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
- 15) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- 16) NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48491C0150E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 17) A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
- 18) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 19) THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, ONE FOOT ABOVE THE BFE, OR AS NOTED ON THE LOT, WHICHEVER IS HIGHER.

20) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE FOR PUBLIC UTILITIES.

21) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

22) RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

23) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

24) THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY 360 PROFESSIONAL SERVICES INC., DATED AUGUST 2019.

PAGE 2 OF 3

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174

4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

SURVEY #: 2005-0363EEE

F.B.

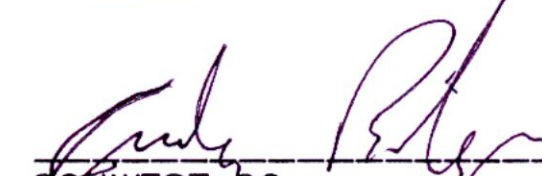
FINAL PLAT SONTERRA WEST SECTION 12 PHASE 3

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:


THAT SONWEST CO., ACTING BY AND THROUGH ANDY BILGER, VICE PRESIDENT, SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019003224 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "SONTERRA WEST SECTION 12 PHASE 3."

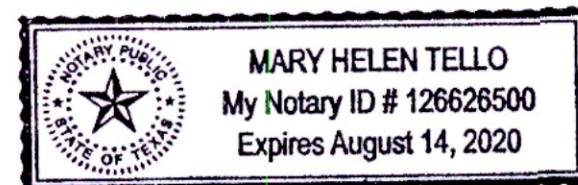
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 22nd DAY OF August 2019.


SONWEST CO.
BY: ANDY BILGER
3939 BEE CAVES ROAD, SUITE C-100
AUSTIN, TEXAS 78746

STATE OF TEXAS }
COUNTY OF WILLIAMSON }


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF August, 2019, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 08/14/2020




SURVEYOR'S CERTIFICATE

I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.


TIMOTHY A. LENZ 8-21-2019 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ & ASSOCIATES, INC.
FIRM No. 100290-00
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744



I, MICHAEL S. FISHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0150E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.


MICHAEL S. FISHER, P.E. 8/21/19 DATE
REGISTERED PROFESSIONAL ENGINEER NO. 87704
PAPE-DAWSON ENGINEERS, INC.
FIRM No. 470
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 22nd DAY OF August, 2019, A.D.


WILLIAMSON COUNTY ADDRESS COORDINATOR
Cindy Bridges

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, BILL GRAVELL Jr., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL Jr. DATE
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____M. AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY _____ DEPUTY

PAGE 3 OF 3

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
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